



BROKER PRICE OPINION (BPO)



File #:

Lender/Client: Real Time Resolutions, Inc.

Borrower:

Occupancy: Unknown

Subject Property Address:

9 Woodchuck Way

Kennett Square, PA 19348

Chester County

Inspection Date: 06/14/2024		Completion Date:	
"AS-IS" 90-120 Day Value		Estimated Sale Price.....\$750,000.00 Suggested List Price.....\$750,000.00	
"AS-REPAIRED" 90-120 Day Value		Estimated Sale Price.....\$750,000.00 Suggested List Price.....\$750,000.00	
30 Day Quick Sale Value...\$710,000.00			
Inspection Type: <input checked="" type="checkbox"/> Exterior <input type="checkbox"/> Interior			





RESIDENTIAL BROKER PRICE OPINION

Loan #	9wood	Inspection Date/Time	6/14/2024 3:15:00 PM
File #	This BPO is the <input checked="" type="checkbox"/> Exterior <input type="checkbox"/> Interior		
BPO #	108875		

PROPERTY ADDRESS:		9 Woodchuck Way Kennett Square, PA 19348	
Subject Parcel #	62-02J-0003	BORROWER'S NAME:	
FIRM NAME:	Compass RE	COMPLETED BY:	Brigitte Hug
PHONE NO:	(302) 383-2550	FAX NO:	(302) 383-2550
Email Address	brigitte.hug@compass.com	Broker / Agent Lic #	RS-0022941
Broker distance to subject Property	10.00	Years of Experience	9

I. GENERAL MARKET CONDITIONS

Current market condition:	<input type="checkbox"/> Declining <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Increasing
Employment conditions:	<input type="checkbox"/> Declining <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Increasing
Market price of this type property has:	<input type="checkbox"/> Decreased % in past months
	<input type="checkbox"/> Increased % in past months
	<input checked="" type="checkbox"/> Remained Stable
Estimated percentages of owners vs. tenants in neighborhood:90% owner occupant 10% tenant	
There is a	<input checked="" type="checkbox"/> Normal Supply <input type="checkbox"/> Over Supply <input type="checkbox"/> Shortage of comparable listings in the neighborhood
Approximate number of comparable units for sale in neighborhood	12
No. of competing listings in neighborhood that are REO or Corporate owned	0
No. of boarded or blocked-up homes	0

II. SUBJECT MARKETABILITY

Neighborhood Boundaries defined		within 1.5 mile radius	
Range of sales in the neighborhood is	\$ 650000.00 to \$ 850000.00	Total # of Properties	15
Range of listings in the neighborhood is	\$ 530000.00 to \$ 950000.00	Total # of Properties	11
Subject is an	<input type="checkbox"/> Over Improvement <input type="checkbox"/> Under Improvement <input checked="" type="checkbox"/> Appropriate improvement for the neighborhood		
Normal marketing time in the area is:	30days		
Are all types of financing available for the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, explain			
Has the property been on the market for the past 12 months? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, \$			
Is the subject currently listed for sale: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Current List price List Date			
If listed, Provide the brokers Name Firm Phone #			
Subjects total DOM for the past year 0 Starting Listing Price \$ 0.00			
First price reduction \$ Second price reduction \$ Third price reduction \$			
To the best of your knowledge, why did it not sell? Not on the market			
Subjects Last Sale Price:\$0.00 Sale Date			
Additional Prior Sale Price within past 24 months: \$Sale Date			
Unit type:	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Condo <input type="checkbox"/> Townhouse <input type="checkbox"/> Co-Op <input type="checkbox"/> Modular <input type="checkbox"/> Mobile Home <input type="checkbox"/> Vacant Land <input type="checkbox"/> Units #		
If condo or other association exists Fee:	No \$ <input type="checkbox"/> Monthly <input type="checkbox"/> Annually Current? <input type="checkbox"/> Yes <input type="checkbox"/> No Fee Delinquent \$		
The fee includes:	<input type="checkbox"/> Insurance <input type="checkbox"/> Landscape <input type="checkbox"/> Pool <input type="checkbox"/> Tennis Other		
Association company: Contract name: Phone No:			
Project Name: Total Number of units: Legal Action No			

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III. COMPETITIVE CLOSED SALES

ITEM	SUBJECT	COMPARABLE NUMBER 1			COMPARABLE NUMBER 2			COMPARABLE NUMBER 3		
Address	9 Woodchuck Way Kennett Square, PA 19348	6 Hillingham Ct Chadds Ford, PA 19317			17 Montbard Dr Chadds Ford, PA 19317			17 Deer Pond Ln Chadds Ford, PA 19317		
Proximity to Subject		0.2 REO/Corp <input type="checkbox"/>			0.5 REO/Corp <input type="checkbox"/>			1 REO/Corp <input type="checkbox"/>		
Sale Price	\$	\$ 725,000			\$ 800,000			\$ 750,000		
Data and/or Verification Sources	MLS	MLS			MLS			MLS		
Price/Gross Living Area		\$202.63			\$238.10			\$214.47		
List price at sale / # of price reductions		\$ 725,000 / 0			\$ 800,000 / 0			\$ 759,000 / 1		
Sale type Reo / Short Sale / Foreclosure		Traditional			Traditional			Traditional		
Sale Date/Days on Mkt		12/28/2023		4	1/30/2024		0	3/25/2024		106
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+(-) Adj	DESCRIPTION		+(-) Adj	DESCRIPTION		+(-) Adj
Sales or Financing Concessions		concessions		-\$ 13,665	concessions		-\$ 1,000	none		\$ 0
Location	Suburban	Suburban		\$ 0	Suburban		\$ 0	Suburban		\$ 0
Leasehold/Fee Simple	Fee Simple	Fee Simple		\$ 0	Fee Simple		\$ 0	Fee Simple		\$ 0
Lot Size (in Acres)	2.33	1		\$ 26,000	1		\$ 26,000	1		\$ 26,000
# of units	1	1		\$ 0	1		\$ 0	1		\$ 0
View	street	street		\$ 0	street		\$ 0	street		\$ 0
Appeal & Quality	Average	Average		\$ 0	Average		\$ 0	Average		\$ 0
Year Built	1972	1987		-\$ 15,000	1987		-\$ 15,000	1991		-\$ 19,000
Condition	Good	Good		\$ 0	Excellent		-\$ 50,000	Good		\$ 0
Above Grade Room Count	Total Bdms Baths	Total	Bdms	Baths		Total	Bdms	Baths		
	11 5 3.1	10	4	2.1	\$ 10,000	10	4	2.2	\$ 5,000	9 3 3.1
Gross Living Area	3260 Sq. Ft	3578 Sq. Ft		-\$ 20,700	3360 Sq. Ft		-\$ 6,500	3497 Sq. Ft		-\$ 15,400
Basement & Finished Rooms Below Grade	full	full		\$ 0	full		\$ 0	full		\$ 0
Heating/Cooling	gas/ac	elec/ac		\$ 0	elec/ac		\$ 0	elec/ac		\$ 0
Garage/Carport	Attached - 3	Attached - 2		\$ 10,000	Attached - 2		\$ 10,000	Detached - 2		\$ 10,000
Porches, Patio, Deck Fireplace(s), etc. Fence, Pool	Patio/Porch	Deck		\$ 5,000	Patio/Deck		\$ 0	4 season room/patio		\$ 0
Other / Functional Utility										
NET Adj (total)		+ -		\$1,635.00	+ -		\$-31,500.00	+ -		\$1,600.00
Adjusted Sales Price of Comparable				\$726,635.00			\$768,500.00			\$751,600.00



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IV. CURRENT OCCUPANCY STATUS

Occupancy Status:

☒ Unknown

☐ Occupied

☐ Vacant

Ownership Status:

☒ Main residence

☐ Rented

V. MARKETING OCCUPANCY STRATEGY

Marketing Occupancy Strategy:

☒ Owner

☐ Vacant

☐ Tenant

☐ Other

Estimated Rent:

\$ 4500.00 per month

Recommended Marketing Strategy:

☐ As-Is

☒ Minimal Lender Required Repairs

☐ Repaired

Most Likely Buyer:

☒ Owner Occupant

☐ Investor

VI. REPAIRS

Itemize ALL repairs needed to bring property from the present "as is" condition to average marketable condition for the neighborhood. If EXTERIOR inspection is done, cost to cure estimates should only include exterior repairs. If INTERIOR inspection is done, both interior AND exterior estimates should be included. Check those repairs you recommend that we perform for most successful marketing of the property.

<input type="checkbox"/> none	\$ 0.00	<input type="checkbox"/>	\$
<input type="checkbox"/>	\$	<input type="checkbox"/>	\$
<input type="checkbox"/>	\$	<input type="checkbox"/>	\$
<input type="checkbox"/>	\$	<input type="checkbox"/>	\$
<input type="checkbox"/>	\$	<input type="checkbox"/>	\$
GRAND TOTAL FOR ALL REPAIRS		\$0.00	

VII. COMPETITIVE LISTINGS

ITEM	SUBJECT	COMPARABLE NUMBER 1		COMPARABLE NUMBER 2		COMPARABLE NUMBER 3	
Address	9 Woodchuck Way Kennett Square, PA 19348	1104 Graychal Ln Kennett Square, PA 19348		117 Willow Glen D Kennett Square, PA 19348		825 Burrows Run Rd Chadds Ford, PA 19317	
Proximity to Subject		1.5 REO/Corp <input type="checkbox"/>		1.3 REO/Corp <input type="checkbox"/>		1.3 REO/Corp <input type="checkbox"/>	
List Price	\$	\$ 875,000		\$ 824,900		\$ 749,900	
Price/Gross Living Area		\$216.75		\$270.99		\$214.75	
Original list price / # of reductions		\$ 875,000 / 0		\$ 899,000 / 2		\$ 749,900 / 0	
Data and/or Verification Sources	Appraisal	MLS		MLS		MLS	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adj	DESCRIPTION	+(-) Adj	DESCRIPTION	+(-) Adj
Sales or Financing Concessions		none	\$ 0	none	\$ 0	none	\$ 0
Sale Date/Days on Mkt		3		60		17	
Location	Suburban	Suburban	\$ 0	Suburban	\$ 0	Suburban	\$ 0
Leasehold/Fee Simple	Fee Simple	Fee Simple	\$ 0	Fee Simple	\$ 0	Fee Simple	\$ 0
Lot Size (in Acres)	2.33	1.2	\$ 22,000	1	\$ 26,000	2.2	\$ 0
View	street	street	\$ 0	street	\$ 0	street	\$ 0
# of units	1	1	\$ 0	1	\$ 0	1	\$ 0
Appeal & Quality	Average	Average	\$ 0	Average	\$ 0	Average	\$ 0
Year Built	1972	1980	\$ 0	1987	\$ 0	1973	\$ 0
Condition	Good	Good	\$ 0	Excellent	-\$ 60,000	Good	\$ 0
Above Grade Room Count	Total Bdms Baths	Total Bdms Baths		Total Bdms Baths		Total Bdms Baths	
	11 5 3.1	10 4 3.1	\$ 0	10 4 2.1	\$ 10,000	10 4 2.1	\$ 10,000
Gross Living Area	3,260 Sq. Ft	4,037 Sq. Ft	-\$ 50,500	3,044 Sq. Ft	\$ 14,000	3,492 Sq. Ft	-\$ 15,100
Basement & Finished Rooms Below Grade	full	full	\$ 0	full	\$ 0	finished	-\$ 10,000
Heating/Cooling	gas/ac	propane/ac	\$ 0	elec/ac	\$ 0	oil/ac	\$ 0
Garage/Carport	Attached - 3	Attached - 3	\$ 0	Attached - 2	\$ 10,000	Attached - 2	\$ 10,000
Porches, Patio, Deck Fireplace(s), etc. Fence, Pool	Patio/Porch	2 decks	\$ 0	Deck	\$ 5,000	Patio/inground pool	-\$ 5,000
Other / Functional Utility							
NET Adj (total)		+ -	\$-28,500.00	+ -	\$5,000.00	+ -	\$-10,100.00
Adjusted Sales Price of Comparable			\$846,500.00		\$829,900.00		\$739,800.00

VIII. MARKET VALUE

(The value must fall within the indicated value of the Competitive Closed Sales)

	Market Value	Suggested List Price
AS IS 90 to 120 day value	\$ 750,000.00	\$ 750,000.00
REPAIRED 90 to 120 day value	\$ 750,000.00	\$ 750,000.00
30-Day value	\$ 710,000.00	\$ 710,000.00
Land value	\$ 250,000.00	\$ 250,000.00
Last Sale of Subject, Price	\$ 0.00	Date



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IX. COMMENTS

(Include specific positives/negatives, special concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc. Attach addendum if additional space is needed.)

Some comps are in the adjacent township since the subject is closer to it than Kenneth Square. Both townships share the same amenities and are within 5 miles radius of each other. The current market is slowing down compared to 6 months ago, properties tend to stay longer on the market and we start to see price reductions. The inventory is still very short though. Currently there is a 1 month supply in this area. All comparable sales and listings are within the same market area as defined area on page one for the subject and are in direct competition and share the same school district, transportation access and shopping access as the subject.

X. ADDENDUM

(Use this section to add additional comments, notes, and explanations.)

QC- The agent noted it was necessary to expand search and criteria due to limited similar comps in the area.



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Quality Assurance

Comp Sales

Please provide an explanation as to why one or more of the comps used are in a different city than the subject property.
Some comps are in the adjacent township since the subject is closer to it than Kenneth Square. Both townships share the same amenities and are within 5 miles radius of each other.

Please provide an explanation as to why one or more of the comps used are in a different zip than the subject property.
Some comps are in the adjacent township since the subject is closer to it than Kenneth Square. Both townships share the same amenities and are within 5 miles radius of each other.

Please provide an explanation as to why one or more of the comps used has a lot size that is 30% less/more than the subject property.
The focus was set on property SF since even if the lots of the comps are smaller, they all are at least 1 acre.

Please provide an explanation as to why one or more of the comps does not meet the following Age criteria: If subject property age is 15 (years) or less, the Age value entered for any comp must be within 5 years of the subject property's age. If the subject property age is greater than 15 (years), the Age value entered for any comp must be within 30% older or newer than the subject property's age. Additionally, at least 2 of the sales comps and 2 of the listing comps must be within 10 years of the subject property's age.
Age guideline had to be extended to remain within 1.5 miles radius and within the same amenities as the subject.

Comp Listings

Please provide an explanation as to why one or more of the comps used are in a different city than the subject property.
Some comps are in the adjacent township since the subject is closer to it than Kenneth Square. Both townships share the same amenities and are within 5 miles radius of each other.

Please provide an explanation as to why one or more of the comps used are in a different zip than the subject property.
Some comps are in the adjacent township since the subject is closer to it than Kenneth Square. Both townships share the same amenities and are within 5 miles radius of each other.

Please provide an explanation as to why one or more of the comps used are more than 1 mile in proximity from the subject property.
The distance guideline had to be extended in order to find comparable properties in size.

Please provide an explanation as to why one or more of the comps used has a sqft that was 20% less/more than the subject property.
This comparable is the only comp within 2 miles radius that is not even larger, the two other listings are most comparable in terms of SF.

Please provide an explanation as to why one or more of the comps used has a lot size that is 30% less/more than the subject property
The focus was set on property SF since even if the lots of the comps are smaller, they all are at least 1 acre.

Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. The above information was obtained from sources deemed to be reliable, but is not guaranteed, and is submitted subject to error and omission. USRES and Agents make no warranties, either expressed or implied, as to the completeness and/or accuracy of any information contained herein. This is a Broker Pricing Opinion only.

Signature:Date:



Subject Property Address:
9 Woodchuck Way, Kennett Square, PA 19348
Loan No: 9wood Order ID: 262335
Owner:

Exterior Subject Photo (Frontal) 9 Woodchuck Way, Kennett Square, PA 19348



Close-Up of Address Photo



Street Scene Photo





Subject Property Address:
9 Woodchuck Way, Kennett Square, PA 19348
Loan No: 9wood Order ID: 262335
Owner:

Comparable Photos (Listing 1) 1104 Graychal Ln



Comparable Photos (Listing 2) 117 Willow Glen D



Comparable Photos (Listing 3) 825 Burrows Run Rd



Comparable Photos (Sales 1) 6 Hillingham Ct



Comparable Photos (Sales 2) 17 Montbard Dr



Comparable Photos (Sales 3) 17 Deer Pond Ln





Subject Property Address:
9 Woodchuck Way, Kennett Square, PA 19348
Loan No: 9wood Order ID: 262335
Owner:

Additional BPO Pic
Additional frontal since hidden by trees



Additional BPO Pic
Additional frontal since hidden by trees

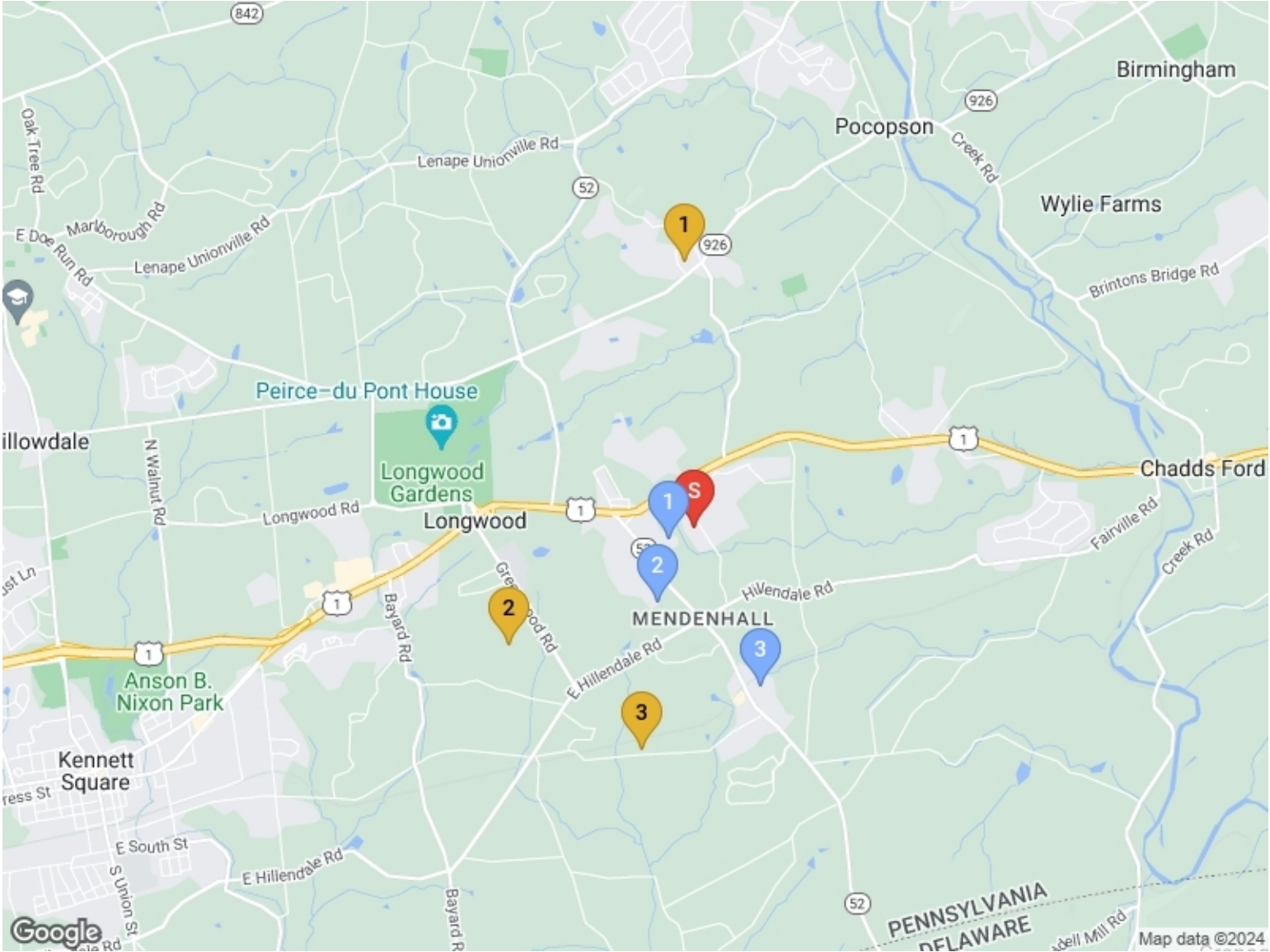









Additional BPO Pic
other side street scene





Subject Property Address:
9 Woodchuck Way, Kennett Square, PA 19348
Loan No: 9wood Order ID: 262335
Owner:



- S = Subject  9 Woodchuck Way, Kennett Square, PA 19348
- 1 = Sales Comp  \$ 725,000 6 Hillingham Ct
- 2 = Sales Comp  \$ 800,000 17 Montbard Dr
- 3 = Sales Comp  \$ 750,000 17 Deer Pond Ln
- 1 = Listing Comp  \$ 875,000 1104 Graychal Ln
- 2 = Listing Comp  \$ 824,900 117 Willow Glen D
- 3 = Listing Comp  \$ 749,900 825 Burrows Run Rd